

042.0

0007

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

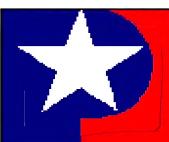
ARLINGTON

Total Card / Total Parcel

1,143,400 / 1,143,400

USE VALUE: 1,143,400 / 1,143,400

ASSESSED: 1,143,400 / 1,143,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
55-57		WYMAN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WILLIAMS CALVIN C JR &	
Owner 2: SANCHEZ EVA M	
Owner 3:	
Street 1: 55 WYMAN ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

Owner 1: WILLIAMS CALVIN C/SANCHEZ EVA -	St/Prov: MA	Cntry:	Own Occ: Y
Owner 2: TRUSTEES/55 WYMAN ST TRUST -			

Street 1: 55 WYMAN ST	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains .122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 3063 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	WILLIAMS CALVIN	57833-301	11/9/2011	Convenience	100	No	No
	WILLIAMS CALVIN	51367-104	6/27/2008	Family	1	No	No
	FLYNN LOUISE V-	35137-186	3/26/2002		584,000	No	No
	FLYNN LOUISE V	29259-180	10/23/1998	Family	1	No	No
							F

PROPERTY FACTORS	Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:	Topo	1	Level
D			
s			

t	Gas:		

LAND SECTION (First 7 lines only)	BUILDING PERMITS	ACTIVITY INFORMATION											
	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
	7/16/2014	842	Redo Kit	27,800						10/7/2017	MEAS&NOTICE	HS	Hanne S
	1/14/2005	27	Manual	10,000	C		G6	GR FY06	H STY SHELL/ PARTI	7/22/2014	Info Fm Prmt	PC	PHIL C
	11/10/2003	963	Re-Roof	9,800						1/14/2009	Meas/Inspect	189	PATRIOT
	8/29/1996	417	Manual	4,200					REPAIR PORCH	9/8/2005	Fieldrev-Chg	BR	B Rossignol
										7/25/2002	MLS	HC	Helen Chinal
										3/29/2000	Inspected	276	PATRIOT
										3/2/2000	Measured	268	PATRIOT
										8/20/1993			AJS
										Sign:	VERIFICATION OF VISIT NOT DATA		

Use	Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
104	Two Family		5310		Sq. Ft.	Site		0	80.	1.09	1									463,440					463,400	

